



THE
A-TEAM

**RE/MAX
FIRST**

274119 TOWNSHIP ROAD 230 , Rural Rocky View County T1X0H8

MLS® #: **A2110804**

Area: **NONE**

Listing Date: **02/27/24**

List Price: **\$1,299,000**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

1,573

1960

Low Sqft:

Ttl Sqft:

1,573

Year Built:

Lot Information

Lot Sz Ar:

261,360 sqft

Lot Shape:

DOM

82

Layout

Beds:

3 (2 1)

Baths:

3.0 (3 0)

Style:

**Acreage with
Residence,Bungalow**

Access:

Lot Feat:

Park Feat:

**No Neighbours Behind,Pasture,Rectangular Lot,Treed
Additional Parking,Double Garage Detached**

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Cedar Shake**

Heating: **Forced Air,Natural Gas**

Sewer: **Septic Field,Septic Tank**

Ext Feat: **Storage**

Construction:

Cement Fiber Board

Flooring:

See Remarks,Wood

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Refrigerator,Stove(s)

Int Feat:

Granite Counters,Kitchen Island,See Remarks

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	10`8" x 8`5"	Entrance	Main	12`3" x 8`5"
Kitchen With Eating Area	Main	14`9" x 11`5"	Dining Room	Main	15`4" x 11`3"
Bedroom - Primary	Main	15`0" x 11`0"	Walk-In Closet	Main	8`0" x 5`5"
Bedroom	Main	9`10" x 11`5"	Living Room	Main	15`6" x 23`0"

Family Room
Walk-In Closet
3pc Ensuite bath
Storage

Basement
Basement
Main
Basement

37`9" x 10`6"
7`7" x 4`10"
6`2" x 7`8"
20`10" x 8`8"

Bedroom
4pc Bathroom
4pc Bathroom
Furnace/Utility Room

Basement
Main
Basement
Basement

11`8" x 10`8"
7`7" x 5`0"
7`7" x 7`6"
7`7" x 6`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7410365

Zoning:
R-RUR

Remarks

Pub Rmks: **Completely renovated home on 6 acres with double garage, large quonset, shed, horse shelter with stock water and corral. Only 15 minutes from Calgary on 22x and 5 minutes from Langdon and Indus. This property features new Kitchen with quartz counters and Island, New Bathrooms, new engineered hardwood flooring, new furnace and hot water tank, new septic tank new new new. Water well runs clean and clear over 10 GPM. 5 km to Rec centre, 8 km to new High School**

Inclusions: **none**

Property Listed By: **First Place Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







